

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Sacramento County Consortium**

State: **CA**

PJ's Total HOME Allocation Received: **\$56,803,783**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*			
					Group	A	Overall	
				PJs in State:	92			
Program Progress:								
% of Funds Committed	92.93 %	90.22 %	22	90.66 %	76	72		
% of Funds Disbursed	88.03 %	80.19 %	15	81.06 %	84	79		
Leveraging Ratio for Rental Activities	8.38	5.73	1	4.62	100	100		
% of Completed Rental Disbursements to All Rental Commitments***	66.84 %	72.76 %	57	81.27 %	9	13		
% of Completed CHDO Disbursements to All CHDO Reservations***	46.40 %	60.11 %	60	68.23 %	22	17		
Low-Income Benefit:								
% of 0-50% AMI Renters to All Renters	82.01 %	78.04 %	45	79.86 %	49	45		
% of 0-30% AMI Renters to All Renters***	42.13 %	41.03 %	41	44.82 %	44	44		
Lease-Up:								
% of Occupied Rental Units to All Completed Rental Units***	97.95 %	92.04 %	44	94.65 %	51	42		
Overall Ranking:				In State:	41 / 92	Nationally:	31	33
HOME Cost Per Unit and Number of Completed Units:								
Rental Unit	\$27,346	\$32,339		\$25,419	1,023	Units	35.10	%
Homebuyer Unit	\$5,564	\$19,480		\$14,530	1,842	Units	63.30	%
Homeowner-Rehab Unit	\$33,324	\$26,371		\$20,251	47	Units	1.60	%
TBRA Unit	\$0	\$2,782		\$3,156	0	Units	0.00	%

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Sacramento County Consortium CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$89,323	\$114,736	\$33,886
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.11

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	50.8	55.4	61.7	0.0
Black/African American:	22.2	8.1	25.5	0.0
Asian:	2.0	0.4	0.0	0.0
American Indian/Alaska Native:	6.7	0.8	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	2.1	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0
Asian and White:	0.0	0.1	0.0	0.0
Black/African American and White:	0.0	0.0	2.1	0.0
American Indian/Alaska Native and Black:	0.2	0.0	0.0	0.0
Other Multi Racial:	1.1	0.1	0.0	0.0
Asian/Pacific Islander:	7.9	6.4	4.3	0.0

ETHNICITY:

Hispanic	9.1	28.3	4.3	0.0
----------	---	--	---	---

HOUSEHOLD SIZE:

1 Person:	36.2	13.9	42.6	0.0
2 Persons:	25.0	14.4	23.4	0.0
3 Persons:	16.3	20.7	6.4	0.0
4 Persons:	12.3	20.6	8.5	0.0
5 Persons:	5.6	12.6	12.8	0.0
6 Persons:	2.4	7.7	6.4	0.0
7 Persons:	1.4	4.5	0.0	0.0
8 or more Persons:	0.9	5.5	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	27.3	14.7	21.3	0.0
Elderly:	20.8	1.4	29.8	0.0
Related/Single Parent:	27.9	21.7	25.5	0.0
Related/Two Parent:	16.4	48.6	17.0	0.0
Other:	7.6	13.7	6.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	13.9	0.1 [#]
HOME TBRA:	6.4	
Other:	5.8	
No Assistance:	74.0	

of Section 504 Compliant Units / Completed Units Since 2001 256

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Sacramento County Consortium

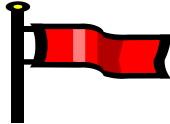
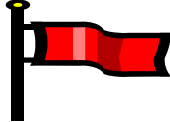
State: CA

Group Rank: 31
(Percentile)

State Rank: 41 / 92 PJs

Overall Rank: 33
(Percentile)

Summary: 2 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	66.84	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	46.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	82.01	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	97.95	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.77	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

